

087.0

0007

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

920,000 / 920,000

USE VALUE:

920,000 / 920,000

ASSESSED:

920,000 / 920,000



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
82		OAK HILL DR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HURLEY STEVEN & RENEE	
Owner 2:	
Owner 3:	

Street 1: 82 OAK HILL DR	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 9,423 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1998, having primarily Vinyl Exterior and 2642 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R0
o	LARGE LOT
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

BUILDING PERMITS	
Date	Number
1/11/2012	37
9/18/1997	574

ACTIVITY INFORMATION	
Date	Result
10/16/2018	MEAS&NOTICE
4/6/2009	Measured
4/3/2000	Measured
2/11/1999	PM

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod

Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
0	70.	0.75	12			491,884						491,900	

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

Total AC/HA: 0.21632	Total SF/SM: 9423	Parcel LUC: 101	One Family	Prime NB Desc: ARLINGTON	Total: 491,884	Spl Credit	Total: 491,900
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EXTERIOR INFORMATION		
Type:	6	- Colonial
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	BEIGE	
View / Desir:		

ATH FEATURES	
Bath	2
Bath:	Rating:
Bath:	Rating:
QBth	Rating:
Bath:	1
HBth:	Rating:
hrFix:	Rating:
OTHER FEATURES	
Kits:	1
Kits:	Rating:
Frpl:	1
Frpl:	Rating:

COMMENTS
NEW HOUSE 1997 EST UAT.

SKETCH

		WDK
18	5	6
24	UAT	
	SFL	
	FFL	34
	BMT	
10		
9	WDK	
	18	
	SFL	5
	FFL	1
	10	
	18	
		8
		0
22	SFL	
	GAR	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1998
Alt LUC:	
Jurisdict:	
Const Mod:	
Lump Sum Adt:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

1st Res Grid		Desc: Line 1								# Units: 1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
l.vl 2												
l.vl 1												
lower												
Totals	RMs:	7	BRs:	3	Baths:	2				HB	1	

REMODELING		RES BREAKDOWN		
		No Unit	RMS	BRS
Exterior:		1	7	3
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
		Totals		
		1	7	3

INTERIOR INFORMATION

INTERIOR INFORMATION	
Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
	% AC:
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

APPRECIATION

sys Cond:	AV - Average	1
unctional:		
conomic:		
Special:		
Override:		
	Total:	12

ALC SUMMARY

Basic \$ / Sq:	125.00
Size Adj.:	1.0806808
Const Adj.:	0.9998999
Adj \$ / Sq:	135.072
Other Features:	95927
Grade Factor:	1.00
NBHD Inf:	1.0000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	489944
Depreciation:	62713
preciated Total:	427231

SUB ARFA

SUB AREA						SUB AREA DETAIL				
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,442	135.070	194,773	UAT	100	FLA	100	A	
FFL	First Floor	996	135.070	134,531						
BMT	Basement	816	40.520	33,066						
GAR	Garage	396	21.310	8,439						
UAT	Upper Attic	204	94.550	19,288						
WDK	Deck	120	14.330	1,720						
OPF	Open Porch	50	44.000	2,200						
Net Sketched Area:			4,024	Total:	394,017					
Size Ad	2438	Gross Are	4636	FinArea	2642					

Color:



AssessPro Patriot Properties, Inc

MOBILE HOME Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____
SPEC FEATURES/YARD ITEMS PARCEL ID 087-0-0007-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X24	A	AV	1998	3.55	T	16.8	101			900			900